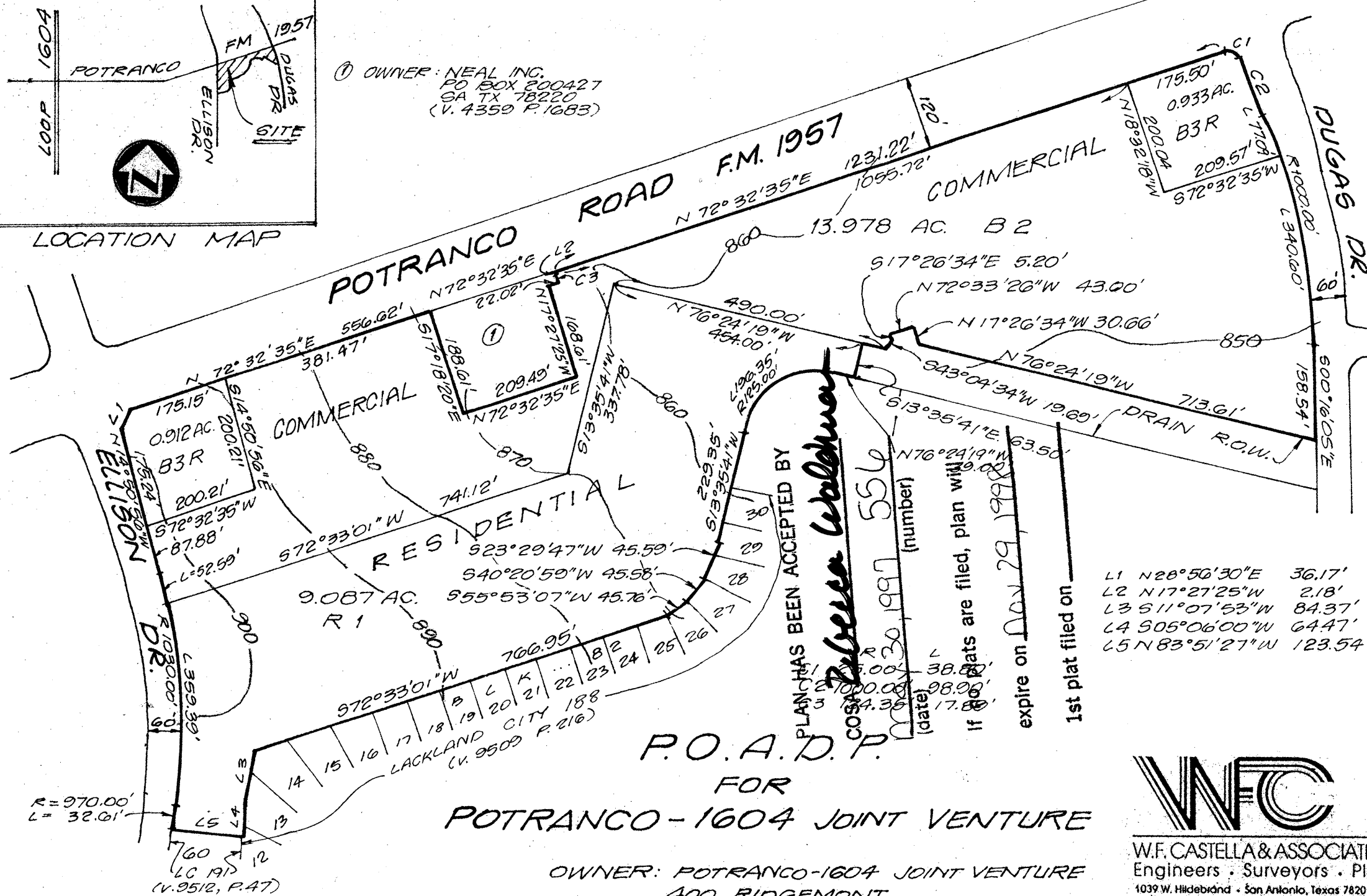


① OWNER: NEAL INC.
PO BOX 200427
SA TX 78220
(V. 4359 P. 1683)



PLAN HAS BEEN ACCEPTED BY
Debra Waldman
COUNTY CLERK

If plat is filed, plan will
expire on Nov 29 1998

1st plat filed on
Nov 29 1997

(number)
30 1997 556

(date)

- L1 N28°50'30"E 36.17'
- L2 N17°27'25"W 2.18'
- L3 S11°07'53"W 84.37'
- L4 S05°06'00"W 64.47'
- L5 N83°51'27"W 123.54'

P.O.A.D.P.
FOR
POTRANCO-1604 JOINT VENTURE

OWNER: POTRANCO-1604 JOINT VENTURE
400 RIDGEMONT
SA TX 78209
(210) 826-7121



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand • San Antonio, Texas 78201 • (512) 734-5351
J.O. # 46210.01



1" = 200'

RECEIVED
97 FEB 11 3:27
PLANNING
DEVELOPMENT
DIVISION



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/28/97 Name of POADP: POTRANCO-1604 JOINT VENTURE
Owner/Agent: POTRANCO-1604 JV Engineer/Surveyor: W.F. CASTELLA & ASSOC.
Address: 400 RIDGE MOUNT Address: 1039 W. HILDEBRAND
SA TX 78209 Phone: 826 7121 SA TX 78201 Phone: 734 5351

Existing zoning: _____ Proposed zoning: _____
Texas State Plane Coordinates: X: _____ Y: _____
(at major street entrance/main entrance)

Site is over/within/includes:

San Antonio City limits?

☒ Yes

☐ No

Edwards Aquifer Recharge Zone?

☐ Yes

☒ No

Land area being platted:

Single Family (SF)

Lots

Acres

UNKNOWN

9.087

Non-Single Family (NSF)

UNKNOWN

15.823

Commercial & Other

UNKNOWN

24.91

TOTAL:

Contact Person:

Print Name:

JOE NIX

Signature:

[Signature]

Date:

2/28/97

Tele:

734 5351

Fax:

734 5363

Is there a previous POADP for this site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Are there any plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED
97 FEB 28 PM 3:28
CITY OF SAN ANTONIO
PLANNING
DEPARTMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.



CITY OF SAN ANTONIO

May 30, 1997

Mr. Joe Nix, P. E.
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Potranco 1604

POADP # 556

Dear Mr. Nix:

The City Staff Development Review Committee has reviewed Potranco 1604 Subdivision Preliminary Overall Area Development Plan # 556. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

March 7, 1997

P.O.A.D.P REVIEW

Potranco-1604 Joint Venture

Located on FM 1957 (Potranco Rd.), From Ellison Dr. to Dugas Dr.

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A 50' ROW flare will be required at the intersection of Ellison Dr. and FM 1957 and at the intersection of FM 1957 and Dugas Dr.

Access Limits/Restrictions

This development is eligible for a maximum combined total of 8 access points along the overall FM 1957 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED

97 MAR 18 AM 9:53

TO: Amer Date 3.3.97
FROM: Elizabeth
ITEM NAME: Potrance-1604 FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: TIA worksheet needs to be submitted
in order to do

level-2 TIA is reqd.

ALs

Signature

Eng. Assoc.

Title

3/17/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Date 3.3.97
FROM: Elizabeth
ITEM NAME: Potranco - 1604 FILE # _____
RE: POADP.

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

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☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENTS MAYBE REQUIRED
AND WILL BE ADDRESS DURING THE
PLATTING PROCESS

Burt POA As. Eng. Tech Mar 11, 1997
Signature Title Date

1996 TEXAS APA CONFERENCE

Potranco - 1604

@ Potranco + Ellison Dr.
Inside City limits

9.	acres	single family
15	acres	non sing Family
<hr/>		
24	acres	
